

15 S. Dixie Highway Saint Augustine, FL 32084

BUILDING FOR SALE



Will Messer ▶ Watson Commercial Realty, Inc. | 904.200.1030 | WMesser@WatsonCommercial.com | Listings: William Messer ▶ LoopNet

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Sale Price: \$698,000

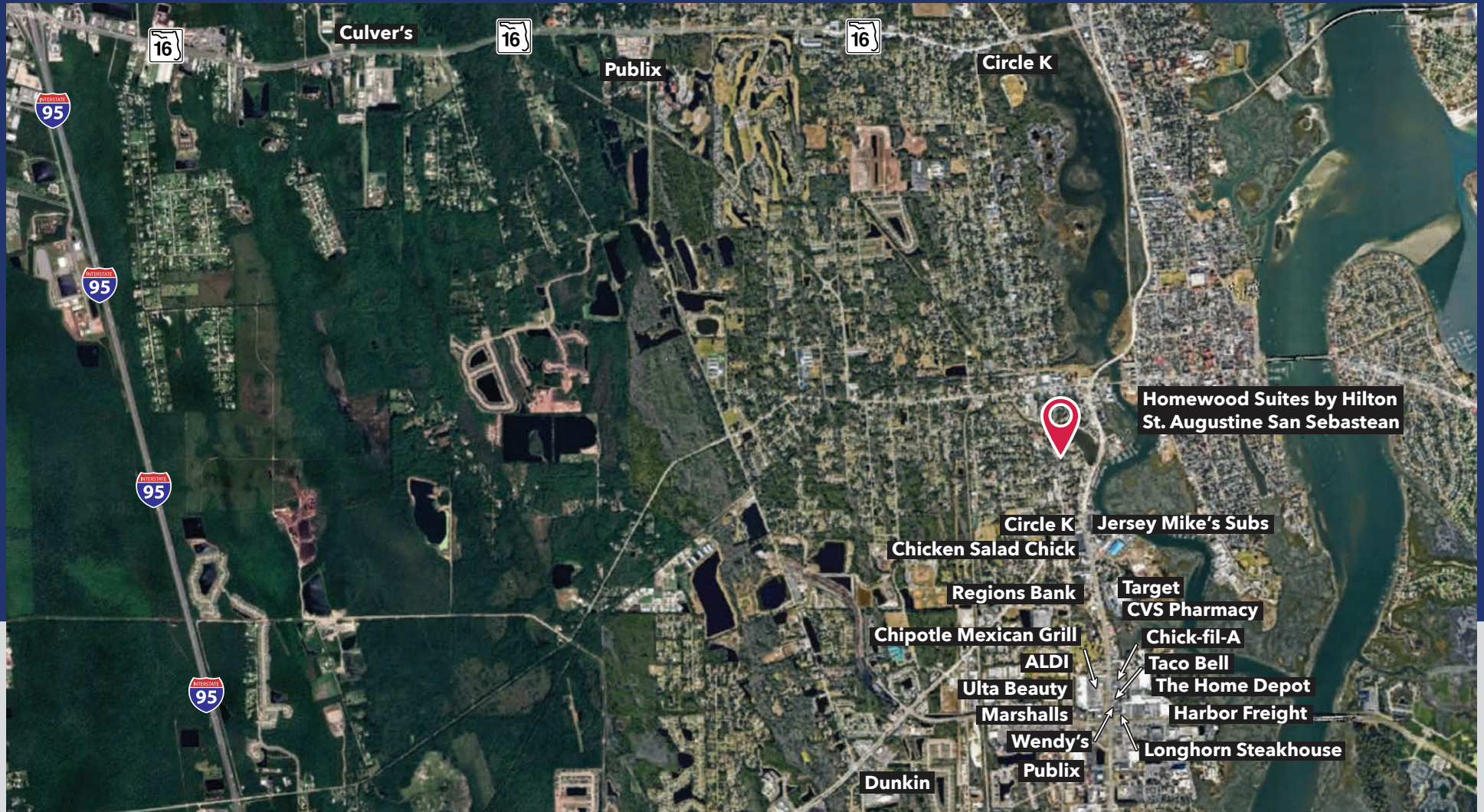
- .30-acres (13,068 SF)
- 2,602 SF (\$268.26/SF)
- CM-1 Zoning

Description:

- Conditioned (2023) Open +2,600-SF warehouse with restroom
- Dock-high loading with additional customer / employee parking
- Solid construction: Coquina over concrete block

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Permitted Uses and Structures:

- a. Service station.
- b. Hotels and motels with or without kitchenettes.
- c. Shopping plaza and shopping center.
- d. Reception and information center.
- e. Museums.
- f. Outdoor recreational facilities.
- g. Service establishments such as hair salons, shoe repair shop, restaurant (including drive-in or fast food), service stations, interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices, furniture reupholstering, video rental and similar activities.
- h. Banks and financial institutions
- i. Multiple-family dwellings.

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Permitted Uses and Structures:

- j. Retail outlets such as specialty food stores, pharmacy, supermarkets, clothing and toy and hobby shops, pet shops (but not kennel), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, sporting goods, TV and stereo equipment (including repairs), florist or gift shop, bake shop, sundries and notions, business office supplies, musical instruments, records and tapes, art gallery and antique shop, home furnishings and appliances (including repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating, plant nursery and garden center, alcohol sales and service (without drive-in) and similar products.
- k. Business and professional offices.
- l. Intermediate care facility.
- m. Special event venue as per section 28-347(8).
- n. Tattoo parlor or studio.
- o. Micropigmentation clinic.
- p. Home-based business.
- q. Mobile food dispensing vehicle as per section 28-347(9).
- r. Mobile food truck court.

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Permitted Uses and Structures:

(2) Permissible uses by exception:

- a. Any commercial or noncommercial tourist attraction which can be shown to meet the intent of this district. (See definition of "tourist attraction" in section 28-2).
- b. Churches.
- c. Wholesaling from sample stock.
- d. Uses and structures as for RG-1 (section 28-163).
- e. Commercial parking facilities.
- f. Drive-in uses for banks and financial institutions.
- g. Single-family uses.
- h. Miniwarehouses, and self-storage facilities.
- i. Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

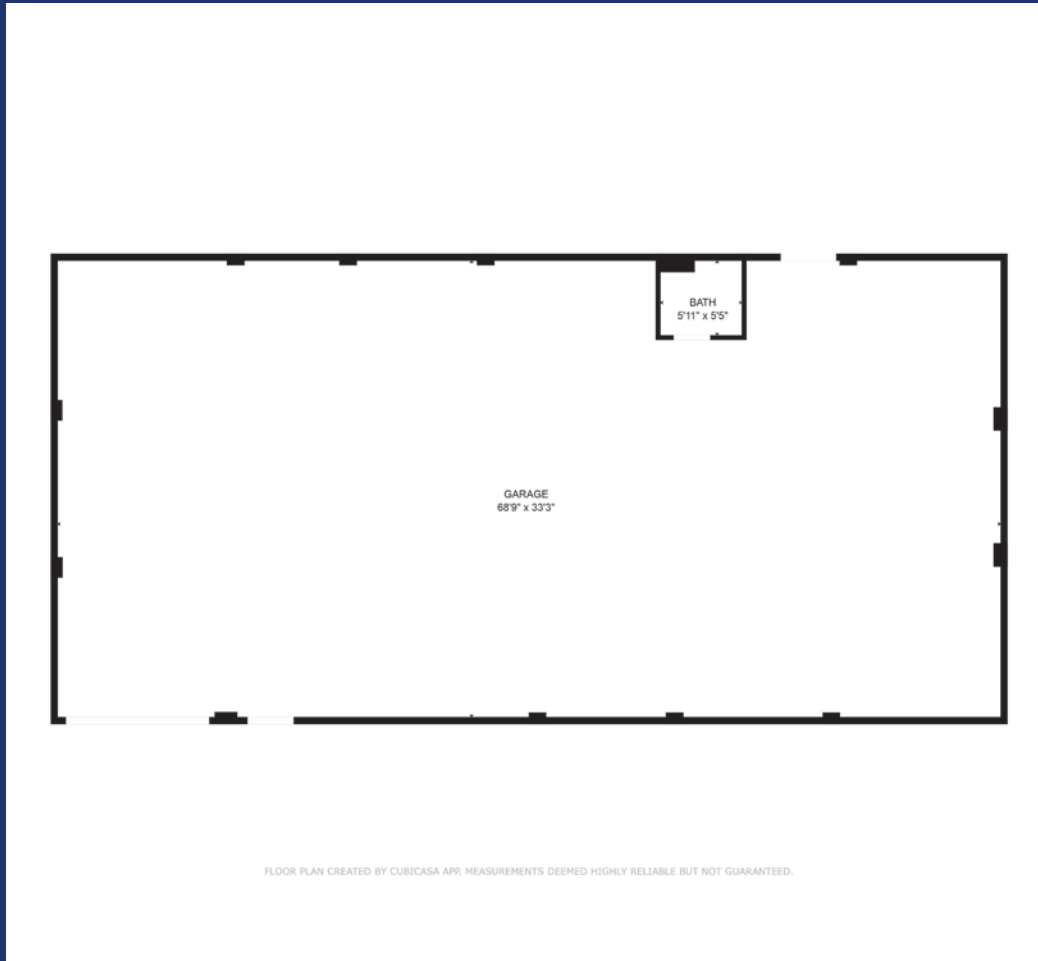
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Location:

- US-1 = .2 mile / 1 min
- US-1 Bus. (W. King St.) = .3 mile / 1 min
- SR-207 = .5 mile / 1 min
- SR-16 = 2.1 miles / 5 mins
- I-95 = 5.3 miles / 9 mins

